042.A	0004	0132.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	602,800	/	602,800
USE VALUE:	602,800	/	602,800
ASSESSED:	602,800	/	602,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
132		WARREN ST, ARLINGTON

OWNERSHIP

Unit #: 132B

Owner 1:	FRITSCHE MELANIE GRACE
Owner 2:	KERN NICHOLAS LOUIS
Owner 3:	
Street 1:	132B WARREN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FESSENDEN JAMES -
Owner 2:	-
Street 1:	132B WARREN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Vinyl Exterior and 1250 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	602,800			602,800
Total Card	0.000	602,800			602,800
Total Parcel	0.000	602,800			602,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.24 | /Parcel: 482.24

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

280945

GIS Ref

GIS Ref

Insp Date

07/12/18

!15414!

PREVIOUS ASSESSMENT

Parcel ID 042.A-0004-0132.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	602,800	0	.		602,800		Year end	12/23/2021
2021	102	FV	586,000	0	.		586,000		Year End Roll	12/10/2020
2020	102	FV	577,500	0	.		577,500	577,500	Year End Roll	12/18/2019
2019	102	FV	565,000	0	.		565,000	565,000	Year End Roll	1/3/2019
2018	102	FV	501,200	0	.		501,200	501,200	Year End Roll	12/20/2017
2017	102	FV	458,000	0	.		458,000	458,000	Year End Roll	1/3/2017
2016	102	FV	458,000	0	.		458,000	458,000	Year End	1/4/2016
2015	102	FV	417,200	0	.		417,200	417,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:43:22

LAST REV

Date	Time
11/25/20	08:29:41
jorourke	
15414	

USER DEFINED

Prior Id # 1:	29212
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15414

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FESSENDEN JAMES	75850-542	2	10/9/2020		650,000	No	No		
VIGNEAU MARY J/	69829-565		8/25/2017		580,000	No	No		
VIGNEAU MARY J,	68750-449		1/12/2017	Convenience	1	No	No		
CHABOT BRIAN &	59574-265		7/23/2012		431,000	No	No		
SHANNON STREET	47476-117		5/19/2006		471,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/25/2020	SQ Returned	JO	Jenny O
11/19/2020	SQ Mailed	MM	Mary M
7/12/2018	Measured	DGM	D Mann
2/6/2018	SQ Returned	EMK	Ellen K
4/12/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7864													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:
Spl Credit		Total:							

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	23.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	411.709
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	631845
Depreciation:	29065
Depreciated Total:	602780

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	3	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	2	
Totals			
1	3	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	430.24
Special Features:	0	Val/Su Net:	482.24
Final Total:	602800	Val/Su SzAd	482.24

SKETCH

UnSketched SubAreas:
GLA: 1250,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,250	411.710	514,636

Net Sketched Area:	1,250	Total:	514,636

Size Ad	1250	Gross Area	1250	FinArea	1250

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.A-0004-0132.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	